

Approximate Gross Internal Area 1114 sq ft - 104 sq m

Ground Floor Area 479 sq ft – 45 sq m
First Floor Area 466 sq ft – 43 sq m
Second Floor Area 169 sq ft – 16 sq m



Ground Floor

First Floor

Second Floor



35 Grove Road, Godalming, GU7 1RE

£650,000 Freehold

A charming three-bedroom Victorian terraced home offering approximately 1,114 sq ft of accommodation across three floors, with a wealth of period features, an elegant bay-fronted sitting room, separate dining room, Shaker-style kitchen, two bath/shower rooms and a beautifully arranged tiered south-east facing rear garden. All within easy reach of Godalming's historic town centre and approximately half a mile to the mainline station with direct services to London Waterloo.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
3	2	E	1114	0.5 miles	Band D	NA	NA

Services - The property has mains water, electricity, gas fired central heating to radiators and mains drainage.

Rental Potential - Following advice from our Letting Department we understand the property could potentially rent out for £2750PCM.

Fixtures & Fittings - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

Viewing - Strictly by appointment through Seymours Estate Agents, 116 - 118 High Street, Godalming, Surrey, GU7 1DJ.



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Situated along the attractive Grove Road, within easy reach of Godalming's town centre, this charming Victorian terraced home offers approximately 1,114 sq ft of well-proportioned accommodation arranged over three floors. Combining period character with comfortable modern living, the property showcases sash windows, original timber doors, decorative fireplaces, high ceilings and exposed wooden flooring. With three bedrooms, two bath/shower rooms and a delightful south-east facing tiered rear garden, this appealing home offers an excellent balance of character, space and practicality.

Set behind an attractive red-brick façade with decorative brickwork, the property enjoys an elevated position above the road, approached via steps through a planted front garden. A charming bay window and traditional entrance door create an inviting first impression.

Stepping inside, the entrance hallway leads to an elegant bay-fronted sitting room, where beautiful exposed wooden floorboards bring warmth and character. A handsome cast-iron fireplace with traditional mantelpiece provides an attractive focal point, while the generous bay window fills the room with natural light. Decorative cornicing and high ceilings further enhance this wonderfully comfortable living space.

Positioned beyond, the separate dining room offers a welcoming setting for everyday meals and entertaining. Featuring a large sash window overlooking the rear garden, soft décor, fitted carpeting and a traditional chimney breast, the room conveniently adjoins the kitchen.

The kitchen is arranged in a practical galley-style layout, featuring attractive blue-grey Shaker-style cabinetry, contrasting work surfaces and white tiled splashbacks. A built-in oven, gas hob with extractor and stainless-steel sink are complemented by space for a washing machine. Stone floor tiles add character, while a window overlooks the garden and a door provides direct access outside.

Ascending to the first floor, the accommodation comprises two generously proportioned bedrooms and an impressive family bathroom. The spacious front bedroom benefits from two sash windows, creating a bright and airy atmosphere. A decorative cast-iron fireplace and traditional timber door further enhance its period appeal.

The bedroom overlooking the rear garden is another comfortable double, featuring an ornate white-painted fireplace and pleasant views. Both rooms are finished in understated tones that complement their original features.

The spacious family bathroom combines traditional styling with modern practicality. A beautiful freestanding roll-top bath with claw feet takes centre stage, alongside a separate glazed shower enclosure, pedestal washbasin and WC. Striking black-and-white chequerboard flooring, a decorative fireplace and traditional timber door complete this distinctive space.



A further staircase rises to the second floor, where an additional double bedroom occupies the converted loft space. Featuring attractive angled ceilings and a window overlooking the surrounding rooftops and greenery, this room benefits from its own en-suite shower room and useful eaves storage, making it equally appealing as a principal or guest bedroom.

Outside, the delightful south-east facing rear garden is thoughtfully arranged across several levels, creating distinct areas for relaxing and entertaining. Areas of lawn are complemented by established planting, flowering shrubs and timber-edged borders. At the far end, a raised timber deck provides an inviting outdoor seating area, with adjoining gravelled space offering further flexibility. Timber fencing and a backdrop of mature trees create an appealing sense of seclusion.

The property's location is another significant advantage. Godalming's historic High Street is within easy reach, offering an excellent selection of independent boutiques, cafés, restaurants and everyday amenities. Godalming mainline station is approximately 0.5 miles away, providing fast and regular services to London Waterloo. Nearby schooling includes St Hilary's School (0.6 miles), Godalming College (0.4 miles), Moss Lane School (0.5 miles) and St Edmund's Catholic Primary School (0.9 miles). Beautiful Surrey countryside, picturesque riverside walks and convenient access to the A3 further enhance this desirable location.

